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Separate paging is given to this Part in order that it may be filed as a Separate Compilation.

PART IV-B

**Rules and Orders (Other than those published in Parts I, I-A, and I-L) made
by the Government of Gujarat under the Gujarat Acts**

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 13th April, 2023

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

NO.GH/V/ 86 of 2023/UDUHD/WRT/e-file/18/2023/3253/L:- WHEREAS the Comprehensive General Development Control Regulation-2017 notified vide Notification No. GH/V/269 of 2017/EDB-102016-3629-L, dated 12th October 2017 was sanctioned by Urban Development and Urban Housing Department Govt. Of Gujarat, Gandhinagar, under the provision of The Gujarat Town Planning and Urban Development Act - 1976(hereinafter referred as the “Act”).

AND WHEREAS, the Government of Gujarat has modified the Comprehensive General Development Control Regulation-2017 thereafter on dtd.05.11.2018 by Notification No.GH/V/152 of 2018/EDB-102016-3629-L and again on dtd.03.10.2019 by Notification No.GH/V/143 of 2019/EDB-102016-3629-L (hereinafter referred as “CGDCR”).

AND WHEREAS, the Government of Gujarat has varied the said CGDCR at different point of time.

AND WHEREAS, the Government of Gujarat is of the opinion that it is necessary, in the public interest, to again make variations in the Comprehensive General Development Control Regulation-2017.

NOW, THEREFORE, in exercise of the power conferred by sub-section (1) of section-116A of the said Act, the Government of Gujarat hereby:-

- (a) proposes to make the variation in CGDCR ;
- (b) Calls upon any person to submit suggestion or objection, if any, with respect to the proposed variations made in CGDCR, as per below SCHEDULE to the Principal Secretary to Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Gandhinagar, in writing, within a period of two months from the date of the publication of this notification in the Official Gazette.

SCHEDULE

Proposed variation in the Comprehensive General Development Control Regulation-2017 as per ANNEXURE below.

ANNEXURE

Sr. No	Part	Page No.	Regulation No.	Proposed Modification		
1	2	3	4	5		
1	I	91	Schedule-8	In Schedule-8 Table is replaced as below.		
				Sr.	Additional Chargeable FSI on basis of unit sizes (sq.mt)	Charge
				1	Residential Dwelling units up to 50	5 % of the Jantri Rate
				2	Residential Dwelling units with area more than 50 and up to 66	10 % of the Jantri Rate
				3	Residential Dwelling units with area more than 66 and up to 90	20 % of the Jantri Rates
				4	Commercial Built-up area	30% of the Jantri Rate
2	II	13	6.3.1 Table No. 6.5A	In Table No. 6.5A : Category D1, D2, D4 and D7(A) maximum permissible FSI the words in column no.3 “Chargeable (40% of the jantri rate)” is replaced by “Chargeable (30 % of the jantri rate)”		
3	II	14, 15	6.3.1 Table No. 6.5	In Table No. 6.5 : Use control and F.S.I. : Category D1 AUDA the words in column no.5 “Chargeable (40% of the jantri rate)” is replaced by “Chargeable (30% of the jantri rate)”		
4	II	15, 16	6.3.1 Table No. 6.7	In Table No. 6.7 : Use control and F.S.I. : Category D1 GUDA-NON GMC the words in column no.5 “FSI-Chargeable” is replaced by “FSI-Chargeable (30% of the jantri rate)”		
5	II	16	6.3.1 Table No. 6.8	In Table No. 6.8 : Use control and F.S.I. : Category D1 SUDA the words in column no.5 “Chargeable (at 40% of Jantri rate)” is replaced by “Chargeable (at 30% of Jantri rate).”		
6	II	16, 17	6.3.1 Table No. 6.9	In Table No. 6.9 : Use control and F.S.I. : Category D1 VUDA the words in column no.5 “Chargeable (at 40% of Jantri rate)” is replaced by “Chargeable (at 30% of Jantri rate)”.		
7	II	17	6.3.1 Table No. 6.10	In Table No. 6.10 : Use control and F.S.I. : Category D1 RUDA the words in column no.6 “Chargeable F.S.I.” is replaced by “Chargeable F.S.I. (at 30% of Jantri rate)”.		
8	II	18	6.3.1 Table No. 6.11	In Table No. 6.11 : Use control and F.S.I. : Category D2 JADA the words in column no.6 “Chargeable FSI (at 40% of Jantri rate)” is replaced by “Chargeable FSI (at 30 % of Jantri rate)”.		
9	II	18	6.3.1 Table No. 6.12	In Table No. 6.12 : Use control and F.S.I. : Category D2 BADA the words in column no.6 “Chargeable FSI (at 40% of Jantri rate)” is replaced by “Chargeable FSI (at 30 % of Jantri rate)”.		
10	II	19	6.3.1 Table No. 6.13	In Table No. 6.13 : Use control and F.S.I. : Category D2 JUUDA the words in column no.5 “F.S.I. Chargeable (at 40% of Jantri rate)” is replaced by “F.S.I. Chargeable (at 30% of Jantri rate)”.		
11	II	19, 20	6.3.1 Table No. 6.14	In Table No. 6.14 : Use control and F.S.I. : Category D2 BAUDA the words in column no.5 “F.S.I. Chargeable (at 40% of Jantri rate)*” is replaced by “F.S.I. Chargeable (at 30% of Jantri rate)”.		

Sr. No	Part	Page No.	Regulation No.	Proposed Modification																		
1	2	3	4	5																		
12	II	20	6.3.1 Table No. 6.16	In Table No. 6.16 : Use control and F.S.I. : Category D4, D5, D7A the words in column no.5 “F.S.I. Chargeable (at 40% of Jantri rate)*” is replaced by “F.S.I. Chargeable (at 30% of Jantri rate)”.																		
13	II	21	6.3.1 Table No. 6.18	In Table No. 6.18 : Use control and F.S.I. : Category D8 & D10 the words in column no.4 “Chargeable FSI” is replaced by “Chargeable FSI (at 30% of Jantri rate)”.																		
14	II	-	6.22.6	In regulation no. 6.3.2 the words “Additional FSI more than the above shall be charged @40% of the open land of Jantri rate.” Is replaced by “Additional FSI more than the above shall be charged @30% of the open land of Jantri rate.”																		
15	II	-	12.4.6	In regulation no. 12.4.6 the words “Premium FSI means FSI available on Payment. It shall be permitted on payment of an amount for additional infrastructure charges at 50% of Jantry rate of NA open land.” Is replaced by “Premium FSI means FSI available on Payment. It shall be permitted on payment of an amount for additional infrastructure charges at 40% of Jantry rate of NA open land.”																		
16	II	58	8.2.2 Table No. 8.2	In Table 8.2 Chargeable FSI for RAH Dwelling is replaced as below. <table><tr><th>No.</th><th>Residential Dwelling units built up area (sq.mts)</th><th>Additional FSI Charge</th></tr><tr><th>(1)</th><th>(2)</th><th>(3)</th></tr><tr><td>1</td><td>up to 50</td><td>5% of jantri Rate</td></tr><tr><td>2</td><td>more than 50 and up to 66</td><td>10% of jantri Rate</td></tr><tr><td>3</td><td>more than 66 and up to 90</td><td>20% of jantri Rate</td></tr><tr><td>4</td><td>Commercial Built-up area</td><td>30% of the Jantri Rate</td></tr></table>	No.	Residential Dwelling units built up area (sq.mts)	Additional FSI Charge	(1)	(2)	(3)	1	up to 50	5% of jantri Rate	2	more than 50 and up to 66	10% of jantri Rate	3	more than 66 and up to 90	20% of jantri Rate	4	Commercial Built-up area	30% of the Jantri Rate
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4	Commercial Built-up area	30% of the Jantri Rate																				

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,
Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

